

URFORM, LLC
ARCHITECTURE AND PLANNING
25 WESTBOROUGH DRIVE
WEST HARTFORD, CONNECTICUT 06107

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BRET RICHARD BOWIN, AIA
Office: (860) 561-4428
Email: bret@ur-form.com

April 24, 2015

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut 06107

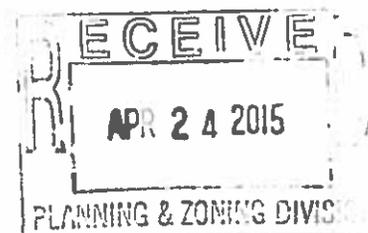
RE: Application for a Special Use Permit for Outdoor Dining at Sam's Gyro restaurant at 7 South Main Street, West Hartford, Connecticut. Revised: 4/24/2015

Dear Honorable Members of the Town Plan & Zoning Commission:

Outdoor Dining Area:

The outdoor dining area for Sam's Gyro restaurant is proposed to be located on a portion of the existing concrete paver sidewalk on the tenant's property adjacent to South Main Street. The proposed plan maintains a clear path of travel along the existing right of way, as well as access to the Sam's Gyro's entry/egress doors. This application proposes a 20' long by 11' wide outdoor dining enclosure with an opening to the east. As Sam's Gyro storefront is inset 3 feet from primary building face, the outdoor dining enclosure will project 8 feet from the primary building face. The property line is 10 feet from the building. A layout of two-top bistro style tables with 16 seats is proposed. This proposal is designed to be in full compliance with the State of Connecticut Building, Fire and Health Codes. The proposed improvements are set forth on the plans prepared by UrFoRm, LLC, provided as part of this application.

It should be known; Sam's Gyro has set up and operated the same outdoor dining enclosure as is proposed in this application for the past several years. The difference now is that they have a beer and wine liquor license pending. Town Code 177 Attachment 2, Permitted Accessory Uses, Item #11 requires application for a Special Use Permit. Additionally, the previously proposed heaters have been eliminated in this revision.



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Members of the Town Plan & Zoning Commission

March 20, 2015, Revised April 24, 2015

Town of West Hartford Zoning Code Section 177-37-2, Compliance with requirements:

A. Space definition/location

(1) The outdoor dining area shall be enclosed/defined by a freestanding metal railing system with translucent infill panels. The fence posts have base plates with bolt holes to allow anchors to be set between the existing pavers to maintain the position of the barriers.

(2) An existing building mounted retractable awning is the only proposed shading device. The awning color is black. There is 7'-9" clearance from the sidewalk to the drip edge when the awning is fully extended.

(3) No fire hydrants or hose couplings shall be obstructed.

(4) The enclosure barrier height and access openings have been designed to comply with the State of Connecticut law for service of alcoholic beverages in outdoor areas.

(5) The proposed outdoor dining area is parallel to South Main Street

B. Operations

(1) The entire proposed outdoor dining area is wheelchair accessible.

(2) The existing Sam's Gyro front entry serves as the access to the outdoor dining areas and is already equipped with a door closure mechanism.

(3) Letter from the Bloomfield-West Hartford Health District shall be provided

(4) Gas fired heating devices are not proposed with this application.

(5) No public address system is proposed with this application. (2) Dual LU43P Soffit mounted speakers with independent volume controls for background level ambient music are included and located on the plan. The decibel levels will be maintained at or below 55 decibels in the day and 45 decibels at night.

(6) The proposed outdoor dining areas are for dining only, alcoholic beverages will be adjunct to food service.

(7) The Sam's Gyro will comply with the prohibition of outdoor dining activities between the hours of 12:00 AM and 7:00 AM.

(8) The Sam's Gyro will comply with the prohibition of animals, except for service animals, within the outdoor dining areas.

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March 20, 2015, Revised April 24, 2015

- (9) Lighting level shall be limited to that level which is necessary to illuminate the outdoor dining areas for patrons and staff. Tabletop votive style L.E.D.s will provide the illumination.

C. Maintenance.

- (1) The Sam's Gyro understands that: during the season when the outdoor dining area is in operation, it shall be kept clear of litter, food scrapes, soiled dishes and utensils at all times. The entire sidewalk surface in and around the outdoor dining area shall be swept as necessary, but not less frequently than daily, and cleaned to remove greases, oils and stains by steam cleaning or a similar process on a monthly basis. Spilled materials shall be cleaned promptly. Sweeping debris or spilled materials into gutters of public streets is prohibited.
- (2) The Sam's Gyro understands that trash receptacles shall be emptied whenever full and shall be emptied at the end of each business day.
- (3) The existing awning has a drip edge located seven feet nine inches above the ground, when the awning is fully extended, and does not have writing on it.
- (4) The Sam's Gyro understands that the tables and chairs shall be of commercial grade and be sufficiently weighted to avoid displacement by wind.
- (5) The entirety of the proposed outdoor dining enclosure barriers, tables and chairs shall be stored in the basement below Sam's Gyro.

Very truly yours,



Bret Bowin, AIA

UrFoRm, LLC

Architect for Sam's Gyro

Filing Information Required by P.A. 75-317

TOWN OF WEST HARTFORD

SPECIAL USE PERMIT: #1271

NAME OF RECORD OWNER: SB Andrew Company LLC

STREET ADDRESS OF PROPERTY: 7 South Main Street

DEED REFERENCE - VOLUME: PAGE: ZONE: BC

ORDINANCE: 177 SECTION: 42A (5a & 5b)

DATE APPROVED: May 4, 2015 EFFECTIVE DATE: May 22, 2015

LEGAL NOTICE OF ACTION PUBLISHED: May 7, 2015

DESCRIPTION OF ACTION:

7 South Main Street – Application (SUP #1271) of Smbat Sarkisyan, owner Sam's Gyro (Bret Bowin, Contact) seeking a Special Use Permit to authorize a sixteen (16) seat outdoor dining area. The outdoor dining area will include a freestanding metal railing system, an existing retractable awning and wall mounted speakers. (Submitted for TPZ receipt on April 6, 2015. Required public hearing scheduled for May 4, 2015.)

CONDITIONS:

1. The proposal meets the finding requirements of Section 177-42A (5a) of and 177.37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. The applicant shall comply with the operational statement submitted as part of the application. The operational statement shall be stripped onto the final plan.
4. All music and noise associated with the outdoor speakers shall comply with the Town of West Hartford Noises Ordinance, Chapter 123.
5. Pursuant to West Hartford Code of Ordinance Section 177-42A (8), the applicant shall return to TPZ prior to August of 2016 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
6. This letter of approval shall be stripped onto the final plan.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400 1
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

*C: Sam Sarkisyan
11-9-14*

Catherine Dorau

From: Nicole Gibeau
Sent: Wednesday, November 09, 2016 9:43 AM
To: Tracey Gove; Steve Huleatt; Brian Pudlik; Catherine Dorau
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham; Fred Falcone; Bob Proctor
Subject: Sam's Gyro - 7 S. Main

Good morning all,

I recently did a review of the renovations at Sam's. Since they are not adding any more seats for outdoor dining I would say that we are okay. The only stipulation is that he does not use the basement for food preparation, which we are going to keep an eye on.

Nicole R. Gibeau
Environmental Sanitarian II
West Hartford-Bloomfield Health District
580 Cottage Grove Road, Suite 100
Bloomfield, CT 06002
Ph. 860-561-7900
Fax. 860-561-7918

Catherine Dorau

To: 'samsrugs@yahoo.com'
Cc: Todd Dumais; Brittany Bermingham
Subject: FW: 7 South Main Street - Request for Outdoor Dining Comments

From: Brian Pudlik
Sent: Wednesday, November 09, 2016 9:07 AM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: RE: 7 South Main Street - Request for Outdoor Dining Comments

Other than some minor sign infractions that were quickly addressed when the restaurant owner was informed about them, there have been no issues with this outdoor dining area.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Please note the updated email address: Brian.Pudlik@WestHartfordCT.gov

From: Catherine Dorau
Sent: Tuesday, November 08, 2016 10:22 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: 7 South Main Street - Request for Outdoor Dining Comments

Gentlemen,
The Town Plan and Zoning Commission has received a Special Use Permit for a look-back review on the outdoor dining at Sam's Gyro – 7 South Main Street. They have requested reaching out to each of you for comments or concerns regarding their outdoor dining which was approved in May of 2015. They are not proposing any changes – the seating will remain at 16 seats.

Please provide your comments by November 21st.
Best Regards,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504
cdorau@westhartfordct.gov

Brittany Bermingham

From: Tracey Gove
Sent: Tuesday, November 08, 2016 12:49 PM
To: Catherine Dorau; Steve Huleatt; Brian Pudlik
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham
Subject: RE: 7 South Main Street - Request for Outdoor Dining Comments

Follow Up Flag: Follow up
Flag Status: Flagged

I ran calls for service for the business and there is nothing which would raise any concerns.

From: Catherine Dorau
Sent: Tuesday, November 8, 2016 10:22 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
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Best Regards,

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